



De Paul House

Housing and Family Support

ANNUAL REPORT

2025



40

Years of Housing & Support

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Data and quotes from 2025 annual survey of transitional housing, social housing and sustaining tenancies.



OUR VISION

To be widely recognised as the effective supportive housing provider in Auckland North.

OUR VALUES

TIKA	JUSTICE
PONO	TRUTH
TŪMANAKO	HOPE
AROHA	COMPASSION

We draw our values from the legacy of Saints Vincent and Louise, who worked to address social inequities in 17th century France. Today, in Aotearoa, our core values underpin our commitment to social justice, in the spirit of Te Tiriti o Waitangi.

OUR PURPOSE

BY PROVIDING, LOCATING AND/OR SUPPORTING:

1

Quality temporary accommodation for families and seniors in need of transitional housing.

2

Community support services and facilities for families and seniors in unstable housing circumstances.

3

Adequate, affordable and secure housing to assist families and seniors to move from transitional housing to a stable long-term housing environment.

MESSAGE FROM THE CHAIRPERSON

Brendan Fitzgerald

CHAIRPERSON

The 2026 year is significant for two noteworthy milestones. The first is recognising 40 years since De Paul House commenced operations in 1986. The Daughters of Charity established De Paul House at its current site on Onewa Road, which had previously been the Dominican Girls Boarding School. The second is the successful completion of the construction of nine social housing units in Birkdale, a major investment in respect of social housing ownership.

From humble beginnings in 1986, De Paul House now provides a range of housing support services, including 43 transitional housing units, 20 social houses, and sustaining tenancy advice, underpinned by effective social work support. In addition, family support services include an early childhood, a community learning centre, and assistance with clothing, food, furniture and household goods.

A feature of De Paul House has been a dedicated and effective staff over the years. What equally needs recognition is the huge contribution made by the very large numbers of volunteers, past and present, who have and continue to work, tirelessly along with staff to support all.

Our donor base, large and small, never cease to amaze year by year, with their considerable contributions. Collectively, De Paul House can take pride in the essential housing and family support that it continues to provide.

Announced last year was the purchase of two adjoining properties in Birkdale. Construction commenced in August 2025 and, by July 2026, the nine town houses consisting of seven two-bedroom, one three-bedroom and one four-bedroom houses were completed, ahead of time, and thankfully below budget. The average cost for the whole project amounted to \$746,000 per house, quite an achievement which could only have happened with the very



“If we go back to 1986, there seemed to be a need for emergency housing. It was seen to be something that was a temporary requirement. 40 years later, the need has never been greater.”

professional and outstanding support of our builders, CETA Homes, for that we are very grateful.

Of interest is that De Paul House has needed to take on debt, namely a loan of \$4.645 million from Community Housing Funding Agency mortgaged over the properties. The properties are now all tenanted, and with the 25 year Ministry for Cities, Environment, Regions and Transport operational allowance now in place, the completed project will be at least break-even from the start.

All in all, I can report a very satisfying year. The Board continues to focus on key areas such as health and safety, appropriate oversight, strategic considerations, succession planning, and of course, financial results. We continue to be satisfied that financial reserves remain at prudent levels.

I commend the Annual Report, which gives an excellent outline of outcomes achieved by De Paul House for the year under review.



BRENDAN FITZGERALD

BOARD OF TRUSTEES



Brendan Fitzgerald
Chairperson



Michael Burns
Treasurer



Ian McHardy
Trustee



Deirdre Berry
Trustee



Kathleen Petrie
Trustee



Rachel O'Connor
Trustee



David Redmore
Trustee



Norm McKenzie
Trustee



Nive Macdonald
Trustee



Ian Telford
Trustee

GENERAL MANAGER'S REPORT

Jan Rutledge

QSM, GENERAL MANAGER

As noted by the Chair, we have much to celebrate in 2026.

However, underlying the two milestones of 40 years of service and completion of our first social housing development are some hard facts. Families and seniors are struggling not only with material hardship – food, utilities, and basic needs but with the first and most necessary step towards stability – a home.

We are not looking to beat records; however, we have received over 850 enquiries for housing this year, already ahead of our busiest year ever in 2025.

The hardest thing at De Paul House is seeing the impact on children. Currently, 59% of our transitional housing population are children – a percentage that has stayed consistent throughout my time at De Paul House.

For children, this can mean changing schools regularly. We have stories of new entrants who have experienced five changes of school in their first year. For older children, it can mean the constant pressure of joining new peer groups, of always being the newcomer who does not quite fit. Mental health challenges, anxiety and depression can make it easier to stay away from school than to try to navigate a complex and sometimes unaccepting world.

Home is an abstract concept – you may not have your own bed, a quiet safe place to rest, or the ability to control who is in your space. Nationally, studies of homelessness and transience have spoken of the impact on children and the benefit of providing safe, stable housing and communities. De Paul House does this! We have a playgroup providing early childhood care, a community learning centre, and warm, safe, secure transitional and social housing. Children flourish with stability, community and homes.



“We are currently working around raising awareness of housing need on the North Shore.. The North Shore has a housing issue like the rest of Auckland, but is really underserved.”

The past year has seen De Paul House advocating for increased services for North Auckland. Advocacy is embedded in our social justice framework. For De Paul House it involves meeting with Government departments, politicians and other sector leaders to speak to the need for increased provision of housing and services which are not solely focussed on crisis solutions.

De Paul House provides advice and support to ensure that, when we are unable to assist with housing, clients can be supported to either stay in their existing tenancies or to connect to an agency who can assist with their immediate needs. We could do more with appropriate funding. This would provide a cost effective solution, both financially and socially, for many who come to our door. Currently, we can only assist 8% of those identified as having a significant housing need in North Auckland. We would like to do more.

Your support in so many ways - financially, through volunteering, goods donations, and by “spreading the word” allows us to continue to provide some of our most essential services - our early childhood care, community learning, food, clothing and furniture banks.

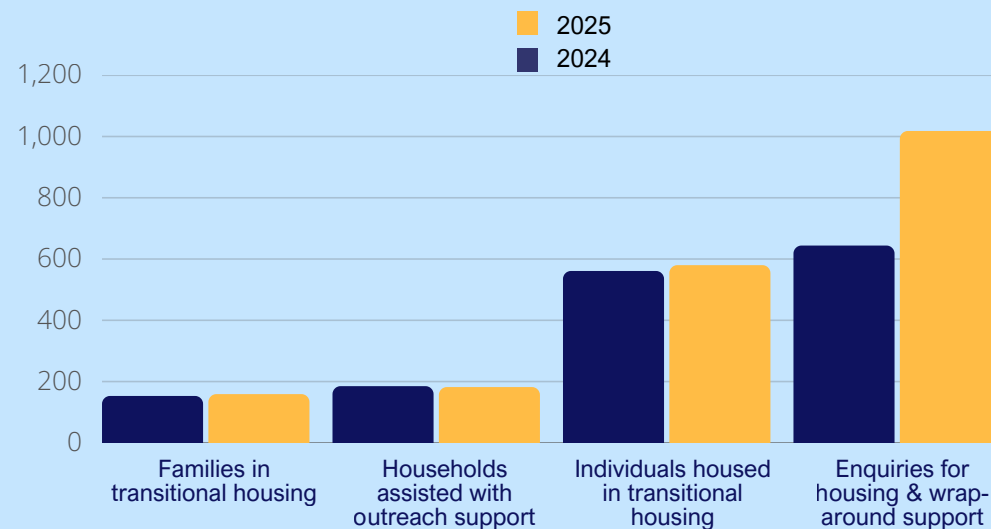
It also demonstrates a kindness and compassion which many of our clients have sadly, not always experienced.

Thank you.


JAN RUTLEDGE

A YEAR IN REVIEW

For the first time, we received **over 1,000 enquiries** from parents, seniors, teens, refugees, seeking housing, family or material support in 2025.



FIVE-YEAR STRATEGIC PLAN

2023-2027

Our Community

Spread the news about, and enhance our reputation for effectiveness through parish communities, local bodies, service associations, and Catholic Diocese of Auckland.

Develop connections with North Auckland mana whenua.

Learning and Growth

Provide opportunities for Board and staff to reflect commitment to Te Tiriti and the core values of tika, pono, tūmanako, aroha.

Recruit and foster internal capacity in response to specialised social needs.

Foster and reward a staff culture of curiosity and initiative.

Homes and care for all those in need

Operate a mixed-model provision of suitable supportive housing for families and seniors - *all those who come to our door.*

Financial

Investigate and commit to funding partnerships beyond those with Government - bequests, landowners, businesses, large-scale philanthropists.

Advocate for equitable Government funding.

Ensure that De Paul House is prudently run and financially sustainable.

Internal Processes

Celebrate diversity by incorporating appropriate cultural processes.

Plan for succession in the Board and staff, including a review of management structures at all levels.

Future possibilities

Develop partnerships to address employment and income opportunities.

SERVICE DELIVERY

TRANSITIONAL HOUSING
A safe place to rebuild.

SOCIAL HOUSING
A secure place to belong.

**FAMILY AND SOCIAL
WORK SUPPORT**
Working alongside whānau
to address challenges and
build stability.

OUTREACH SUPPORT
Continuing alongside whānau
after they are rehomed.

**COMMUNITY LEARNING
CENTRE**
Free learning for life - practical
skills, confidence and capability.

EARLY CHILDHOOD CARE
Free early learning that builds
strong foundations for children.



FOOD SUPPORT
Practical assistance and
food parcels when
whānau need it most.

CLOTHING BANK
Quality clothing and
essentials for
individuals and families.

FURNITURE BANK
Donated furniture and
household items to help
turn a house into a home.

SUSTAINING TENANCIES
Support to stay securely housed.

FAMILY SUPPORT AND SOCIAL WORK



SAFE AND WELCOMED

97%

of families and seniors said they felt safe and welcomed by their family support social workers.



HOUSING GOALS

93%

of families and seniors receiving transitional housing and sustaining tenancies support said their social worker understood their housing goals and needs.



VALUED STAFF

73%

of sustaining tenancies clients said the support from their social worker and other De Paul House staff was what they valued most.



OUTREACH SUPPORT

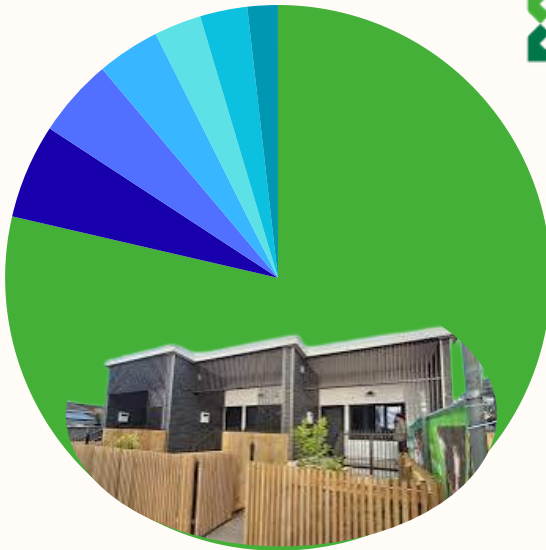
48%

of families and seniors continued to receive family advocacy and support, six months after they moved out from De Paul House transitional housing.



**107
Families
Rehomed**

HOUSING OUTCOMES

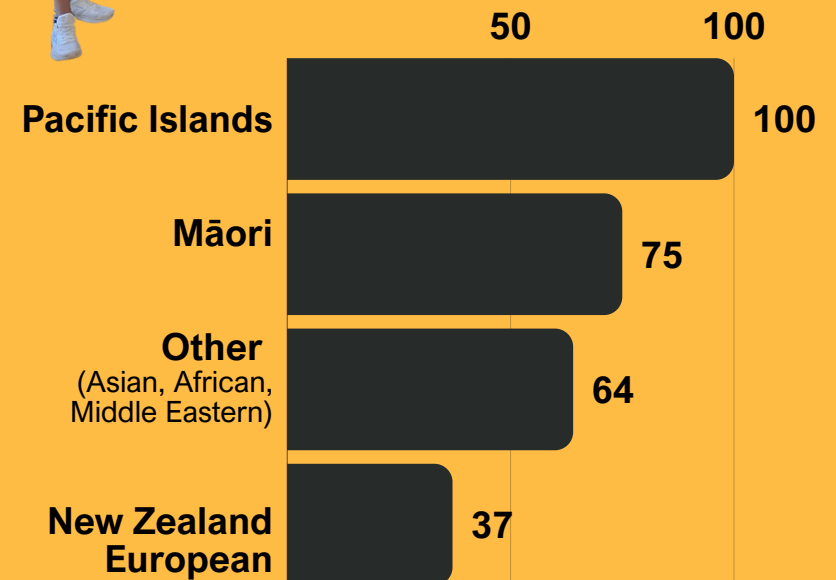


Kāinga Ora
Homes and Communities

78.6%

Private Rental	5.6%
Other (Refugee, rehab, and other transitional housing providers)	4.7%
Family	3.7%
CORT Community Housing	2.8%
Unknown	2.8%
Kāhui Tū Kaha	1.8%

**Families
from 276 Ethnicities**



TRANSITIONAL HOUSING JOURNEY

TENANCY AND PROPERTY

TRANSITIONAL HOUSES

43

43 transitional homes provide safe, secure homes for 43 families and more than 100 individuals at any one time.



MOVING IN

93%

of families and seniors found the process of moving into De Paul House transitional housing easy to navigate, alleviating stress and anxiety when moving into a new environment.



98% **SAFE, QUALITY
HOMES**

of families and seniors were satisfied with the cleanliness, furnishing, health and safety of transitional accommodation.



MOVING OUT

88%

of families and seniors received quality furniture and household essentials to help set up their new homes after leaving De Paul House transitional housing.



***“If I could live there
forever, I would.”***

***“House was really nice. Grateful for
everything they provided us with
when we moved into the house, the
bedding, towels,
food parcel! Everything!
Thank you again.”***

***“Couldn't have been blessed with a
better transitional house, was warm
and lovely!”***

***“The house was immaculate with
everything ready and easily
accessible.”***

GOOD NEWS STORY

A FOUNDATION FOR THE FUTURE



More than eight years after they lived at De Paul House, we recently heard from a family who have remained part of our community. Their two young children were regulars at Playgroup, and although Dad was working, finances were often tight.

Over the years, the family stayed connected with De Paul House through our Community Learning Centre and Playgroup.

When Kathy* found work with a major retailer, she began stocking shelves. Her hard work and leadership skills were soon recognised, and she progressed to become a team leader.

Throughout those years, Kathy and her family held onto a dream of one day owning a home of their own. We were delighted to hear recently that they have now purchased their first home.

It is a wonderful achievement for Kathy and her family, and one we are privileged to celebrate with them. They have remained part of the De Paul House community long after leaving our housing, and we could not be happier to see them achieve a goal they have worked so hard towards.

**Name changed for privacy reasons*

OUR TEAM

Our 22 staff work across five teams to provide the housing, support and opportunities that help whānau build greater stability and independence.

Our social work team works alongside whānau, providing advocacy, practical support, connections and ongoing guidance.

Our tenancy and property team supports families across our transitional and social housing, coordinates property set-ups, furniture collections and inspections, and helps ensure homes are safe, warm and well maintained.

Through our Community Learning Centre, adults can build practical skills, knowledge and confidence, while our Playgroup provides a welcoming environment for early childhood learning and development.

Supporting all of this are our administration, marketing and fundraising staff, who help keep De Paul House operating effectively and generate the support and resources needed to sustain our services.

Together with our volunteers, our staff are able to make De Paul House's wraparound support possible.



WRAPAROUND SUPPORT

**TRANSITIONAL
HOUSING**
94%

94% of families and seniors accessed all available services at De Paul House while living in transitional housing.

**SUSTAINING
TENANCIES**
93%

93% of sustaining tenancies clients were supported with food parcels, community learning centre programmes and playgroup.

**OUTREACH
SUPPORT**
80%

80% of families and seniors continued to receive food, furniture, bedding and household goods from De Paul House, six months after moving on from transitional housing.

89%



**40%
50%**



**65%
68%**



52%

**14%
33%**



56%



SUSTAINING TENANCIES

LONG-TERM STABILITY

Hannah* was in a long-term social housing for over 20 years. She loved the location and neighbourhood she was living in. She enjoyed her routine walks, catching up with locals at the nearby shops, even her doctor was walking distance from her house. Until one day, that all changed when she received a 90-day notice due to the property being sold.

Being a senior and without family support, Hannah fought to keep her home. It was during this time, she sought help from sustaining tenancies at De Paul House.

CHALLENGES

- Property was sold, unable to find a suitable, financially sustainable property to move into before her vacate date. Therefore, she had to move into unsuitable, financially unsustainable temporary accommodation.
- No family support to assist her with the move out from her long term home.

This was not just a home, it was her life.

Hannah moved into a small one-bedroom studio. It was not fitted with a stove, nor was it accessible for her to comfortably move around. Her social worker begun advocacy for a suitable and safe place for her to live in long-term, and where a garden could be planted, which is where Hannah felt most at peace.

After 11 months, Hannah moved into a brand-new two-bedroom unit.

- All personal belongings/household furniture had to go into storage as it was a temporary accommodation.
- Monthly storage costs of items she did not want to lose impacted her ability to afford basic weekly groceries.
- Physical and mental health was severely impacted her. Having to move out of her long term home with no options of any long term suitable housing available.

CASE STUDY

SUCCESS

The Sustaining Tenancies programme achieved so much for Hannah:

- Applied for a social housing property and is a successful tenant
- The property meets all her housing needs/requirements including long term financial sustainability
- She is engaging in De Paul House community learning centre courses



"De Paul House has made me feel like I have new whānau."

**Name changed for privacy reasons*

SOCIAL HOUSING

20 SOCIAL HOUSING PROPERTIES

12 in 2025. Now, 20 in 2026 with the addition of nine units in Birkdale.

HOME & PROPERTY

100%

Satisfaction with the home, the property and services provided by De Paul House.

SAFETY

100%

Feel safe in their home and neighbourhood.

LONG-TERM STABILITY

100%

Feel their current housing situation contributes to their happiness and allows them to pursue other goals in life.

"We are so grateful and blessed to be living in a new build."

"The peaceful, quiet community really suits our lifestyle and brings a sense of calm to our home."

"We are very grateful to be living in such a lovely neighbourhood."

COMMUNITY LEARNING CENTRE (CLC)

1,303 SESSION ATTENDANCES



NEW LIFE SKILL

37-40%

37% of transitional housing participants valued gaining their learner driver licence most, while 40% of sustaining tenancies participants valued the practical computing skills they gained most.



EVERYDAY SKILL

58%

58% of participants attended a budgeting class in 2025, making it the most attended programme of the year. Participants learned practical budgeting skills and ways to make their money go further, including how to reduce household costs such as power.



INFORMATIVE

59%

of participants found the Ready To Rent course most useful; learning about the responsibilities of landlords as well as tenants and their rights.



PARTICIPATION

90%

of adults across transitional housing and sustaining tenancies participated in a class in 2025.

"It was great to hear from a learner about how she now had the confidence to approach her landlord about an ongoing problem she has been having with her heated bathroom towel rail. She was able to get this fixed with the knowledge she has gained from the Ready To Rent course."

PLAYGROUP

1,770 SESSION
ATTENDANCES

“My son learnt more social skills, and this has aided him greatly in his development.”

“A great safe place for kids to play.”

“Playgroup offers crucial support for single parents at De Paul House!”



LISTENING



SOCIAL SKILLS



TIDY UP



CONFIDENCE



DRAWING

94%

of parents living in transitional housing said Playgroup was well-resourced and provided activities that supported their child's learning and development.

60%

Listening and communication improved. Good behaviours adapted, such as tidying up and sharing toys.

50%

Social skills developed.

COMMUNITY IMPACT

\$10K

WORTH OF GROCERIES
DONATED TO OUR
FOOD BANK



620

FOOD BAGS /
PARCELS DISTRIBUTED



376



FRESH FRUIT &
VEGETABLE BAGS



9

REGULAR
FOOD
DONORS



20+

DONATION
DRIVES



35

SEALY
MATTRESSES
DONATED



118

DONATED
FURNITURE PICK UPS

UPGRADED WI-FI NETWORK



GOOD IN THE HOOD



A CAN FOR A COFFEE



GOLF TOURNAMENT



CAMPAIGNS 2025 AND 2026

In 2026, Adam Ng, a partner and landlord of one transitional house since 2019, submitted De Paul House for a charity upgrade of Wi-Fi networks. Together with **RUCKUS** and **Dicker Data**, our Onewa site now has highspeed coverage and connection across all three buildings, including playgroup and the accommodation block. This allows our social work team to carry out their work remotely, especially in situations where a family or senior requires the extra support.

A Can for Coffee was a campaign run by **Be Specialty** and **Mulan** in early 2026. Customers were asked to bring in a can for our food bank and in exchange get a free coffee! Over 100 cans and pantry items were donated.

Good In The Hood "Little Token, Big Impact" is an initiative that runs for one month, where the community can vote with every purchase at their local Z, for a charity making a difference in their community. We received \$2,246 from **Z Northcote** in 2025.

North Shore Rotary raised \$20,500 in their annual **golf tournament** in 2025 and 2026 where De Paul House was a beneficiary. Funds go directly to supporting housing needs and educational programmes in the community learning centre.

COMMUNITY ENGAGEMENT

SOCIAL MEDIA



800
INTERACTIONS



3.9K
FOLLOWERS



16.8K
REACH/VIEWS

Social media is a fast way to keep our community updated at De Paul House. It also allows us to post calls for help when our demand is high but supply is low – whether it be food, linen, furniture or our Christmas appeal.

Our supporters and donors rally together to donate online, purchase goods for delivery directly to our office, or buy vouchers for us to shop, or for the families themselves.

We also email a quarterly newsletter to our donors and share updates about events such as fundraisers and the annual general meeting.

Individual donors made 92% of financial donations in 2025.

DONORS



1K
DONORS



150+
ATTENDEES
AT 2025
FUNDRAISER



92%
INDIVIDUAL
DONATIONS

VOLUNTEER IMPACT

De Paul House was founded by volunteers and they continue to be a vital part of our organisation today.

Our 54 regular volunteers contribute across De Paul House to ensure the best care and support for all the families and seniors housed and supported by us. They sort clothing, food, household goods, and linen; support the facilitators at the community learning centre, teachers at playgroup; and help maintain the gardens, grounds and general maintenance at our Onewa site.

Corporate teams assist to help set up accommodation for families and seniors moving in, during Christmas, as well as general upkeep of our properties in the community.



2,598

1.5 FTE REGULAR
VOLUNTEER HOURS



54

REGULAR
VOLUNTEERS



13

VOLUNTEER
ROLES



15

CORPORATE
TEAMS



483

CORPORATE
VOLUNTEER HOURS



125

CORPORATE
INDIVIDUALS



STATEMENT OF REVENUE AND EXPENSES

For the year ended 31 December 2025

	2025 \$	2024 \$
Income		
Revenue from Non Exchange Transactions		
Contract for Service Revenue	3,407,967	3,392,226
Grants Revenue	290,606	114,770
Donations and Fundraising	645,311	332,580
Total Revenue from Non Exchange Transactions	4,343,884	3,839,576
Revenue from Exchange Transactions		
Revenue from Providing Goods and Services	-	-
Interest Income	60,964	110,888
Total Revenue from Exchange Transactions	60,964	110,888
Total Income	4,404,848	3,950,464
Expenses		
Expenses Related to Providing Goods and Services	2,122,470	2,178,597
Expenses Related to Public Fundraising	12,587	21,083
Employee and Volunteer Related Expenses	1,603,514	1,723,715
Other Expenses	25,336	71,864
Total Expenses	3,763,907	3,995,259
Total Surplus/(Deficit) for the Year	640,941	(44,795)

STATEMENT OF FINANCIAL POSITION

For the year ended 31 December 2025

	2025 \$	2024 \$
Assets		
Current Assets		
Bank Accounts	1,499,259	2,808,898
Debtors and Prepayments	13,330	10,626
Total Current Assets	1,512,589	2,819,524
Non Current Assets		
Property, Plant and Equipment	1,953,841	34,244
Other Assets	1,959,864	-
Total Non Current Assets	3,913,705	34,244
Total Assets	5,426,294	2,853,768
Liabilities		
Current Liabilities		
Creditors and Accrued Expenses	339,183	74,843
Employee Costs Payable	118,693	129,710
Unused Grants with Conditions	106,674	125,265
Retention Payable	70,642	-
Total Current Liabilities	635,192	329,818
Non Current Liabilities		
CHFA Loan	1,626,211	-
Total Non Current Liabilities	1,626,211	-
Total Liabilities	2,261,403	329,818
Net Assets	3,164,891	2,523,950
Accumulated Funds		
Accumulated surpluses	2,164,891	1,523,950
Reserves	1,000,000	1,000,000
Total Accumulated Funds	3,164,891	2,523,950

THANK YOU

FUNDERS & PARTNERS



BUSINESS & COMMUNITY



BUSINESS & SPONSORS

AIA NZ
Advanced Skincare Technology NZ
ANZ
Armstrong Murray
Baker's Delight Birkenhead
Be Specialty
Beca
Benefitz
Bliss Box
Bridgeway Cinema
Bunnings Glenfield
Carters
CETA Homes
Chemist Warehouse, Milford
& New Plymouth
Datacom
Device Technologies
Dimension Shopfitters
Dutton Stormwater
EY NZ
First Glass Wines & Spirits
Flexa Clinic
Flying Books Publishing
GatHER - Southern Cross Health
Societies
Gelous
Hanes Australasia - Sheridan
Hell's Pizza Glenfield & Takapuna
HUSKI
Inlife Fitness
Ironbridge
Les Cheveux Wholesalers
Marsh Auckland
Mobility for Independence
Moxie

Mulan
New World Birkenhead
New World Long Bay
Nitrogenx
Ocean Network Express
Oliver Lee Publications Ltd.
Pak n Save Wairau
Ray White Carpenter Realty
Ray White Lochores Birkenhead
Sealy NZ
Sherry's Kitchen
Southern Cross Health Societies
Stellar Parking
Squirrel Mortgages, Savings &
Investments
Symet
The Hotel Britomart
The Warehouse Group
Thermomix
Toi Toi Wines
Wild Wheat Birkenhead
Xero
Z Northcote - Good in the Hood
Zinus NZ

COMMUNITY

Armstrong Family - Fire Truck
Auckland Quilt Guild
Auckland Transport
Bella Canto
Bert Sutcliffe Village
Birkenhead Library
Birkenhead Rotary Club
Bridget Taumoepeau
Creative Abilities
Devonport Community House
Dress for Success

English Language Partners
Food Together
Good Bitches Baking
Hato Hone St John
Kāipatiki Community Facilities Trust
Katoa Connect
Kiwi Harvest
Lions Club of Hillcrest
Littlemore
Lollipops North Harbour
Mary's Pantry
Northbridge Retirement Village
Northcote Tennis Ladies Club
North Harbour Budgeting Service
North Shore Hospital Contact Centre &
Cardiac Procedures
North Shore Rotary
One World One Family
Plunket
Spectrum Care
St Vincent De Paul Society North Shore
St Vincent De Paul Society Takapuna
Op Shop
The Cottage Midwives
The Poynton Metlifecare Retirement
Village
The Tindall Foundation
Village Green Quilters
Waitemata DHB
William Sanders Village

INTERDENOMINATIONAL

Afrikaans Christian Church
Auckland Church Network
City Impact Church

Equippers North Shore
Latter-day Saints North Shore
Maria Assumpta Parish, Beachhaven
Onewa Christian Community
Shore Community Church
St Josephs's Parish, Takapuna
St Leo's Catholic Devonport
St Mark's Coptic Orthodox Church
St Mary's Parish, Northcote

COLLABORATIONS

Auckland Community Housing Providers'
Network
Auckland Transitional Housing Providers'
Network
Community Housing Aotearoa
Housing First
Kāhui Tū Kaha
NZ Council of Christian Social Services
The Salvation Army Glenfield
Vision West

EDUCATION

Birkenhead Primary School
Carmel College
Kristin School
Manukau Institute of Technology & Unitech
Newbies Childcare
Northcote College
Northcote Kindergarten
Precious Years Learning Centre
Rosmini College
St Cuthbert's College
St Joseph's Catholic School
St Leo's Catholic School, Devonport
Westlake Girls High School
Westminster Christian School

De Paul House

Housing and Family Support



09 480 5959



admin@depaulhouse.org.nz



[@depaulhouse](https://www.instagram.com/depaulhouse)
[nz](https://www.facebook.com/depaulhouse)



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